



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF
NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: May 13, 2009

LAND USE NUMBER: LUA16-000506, ECF, SA-A, MOD

PROJECT NAME: Starbucks at Airport Plaza

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review, and a street modification, for the construction of a new Starbucks with associated parking, and landscaping. The 18,000 square foot building pad, on the 2.64 acre site, is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. The proposed building pad is located on the southwest corner of the site, at the northeast corner of Rainier Ave S and S Tobin St. The proposed building would have a gross square footage of approximately 2,000 square feet. Access to the site would be provided via existing curb cuts along Airport Way S, Rainier Ave S, and S Tobin St. The proposal includes 14 parking spaces within surface parking area to the east of the proposed structure.

PROJECT LOCATION: 64 Rainier Ave S

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: July 5, 2016

NOTICE OF COMPLETE APPLICATION: July 13, 2016

APPLICANT/PROJECT CONTACT PERSON: Lance Mueller, Lance Mueller & Associates/ 130 Lakeside Ave, Ste 250/ Seattle, WA 98122/ 206-325-2553/ lmeuller@meuller.com

Permits/Review Requested: Environmental (SEPA) Review, Site Plan Review, Modification

Other Permits which may be required: Building Permit, Construction Permit, Fire Permit, Sign Permit

Requested Studies: Arborist Report, Drainage Report, Landscape Analysis, Traffic Impact Study,

Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Starbucks at Airport Plaza/**Error! Reference source not found.**

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

CONSISTENCY OVERVIEW:	
Zoning/Land Use:	The subject site is designated COMP-CMU on the City of Renton Comprehensive Land Use Map and CA, DESIGN-D on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC4-2-120A and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	<p>The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> ▪ <i>An archeological survey, for the area of construction, may be required.</i>

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on July 27, 2016. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Rocale Timmons , Senior Planner; Tel: (425) 430-7219; Eml: rtimmons@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

